

185.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,125,100 / 1,125,100

APPRAISED:

1,125,100 / 1,125,100

USE VALUE:

1,125,100 / 1,125,100

ASSESSED:

1,125,100 / 1,125,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
272		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CASSIDY DONALD	
Owner 2: DEEMYS CHRISTA	
Owner 3:	

Street 1: 272 FLORENCE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: MASSARO MARY & JOSEPH -	
Owner 2: -	
Street 1: 272 FLORENCE AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
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NARRATIVE DESCRIPTION

This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 2689 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10430		Sq. Ft.	Site		0	70.	0.70	7									513,034						513,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10430.000	611,200	900	513,000	1,125,100		124387
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18

**USER DEFINED**

Prior Id # 1: 124387

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Parcel ID 185.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	611,200	900	10,430.	513,000	1,125,100		Year end	12/23/2021
2021	101	FV	592,800	900	10,430.	513,000	1,106,700		Year End Roll	12/10/2020
2020	101	FV	592,900	900	10,430.	513,000	1,106,800	1,106,800	Year End Roll	12/18/2019
2019	101	FV	441,600	1000	10,430.	513,000	955,600	955,600	Year End Roll	1/3/2019
2018	101	FV	377,300	1000	10,430.	432,400	810,700	810,700	Year End Roll	12/20/2017
2017	101	FV	377,300	1000	10,430.	395,800	774,100	774,100	Year End Roll	1/3/2017
2016	101	FV	377,300	1000	10,430.	337,100	715,400	715,400	Year End	1/4/2016
2015	101	FV	371,100	1000	10,430.	293,200	665,300	665,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASSARO MARY &	1268-178		5/30/2003		370,000	No	No		
MASSARO MARY &	1072-182		8/23/1990	Family		No	No		
	663-89		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2005	681	Addition	50,000	O				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

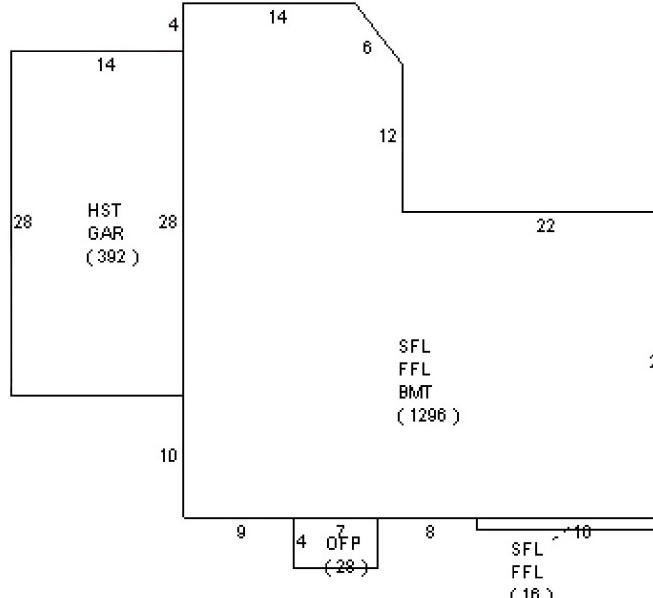
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	NATURAL	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

CRAWL. WIP RECK 7/09.

SKETCH**GENERAL INFORMATION**

Grade:	B- - Good (-)
Year Blt:	1959
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 50%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION**

VG - Very Good

4.6 %

FUNCTIONALITY

%

ECONOMIC

%

SPECIAL

%

OVERRIDE

%

TOTAL

4.6 %

CALC SUMMARY

Basic \$ / SQ:

130.00

Size Adj.:

1.04050875

Const Adj.:

0.99495000

Adj \$ / SQ:

134.583

Other Features:

105750

Grade Factor:

1.21

NBHD Inf:

1.00000000

NBHD Mod:

LUC Factor:

1.00

Adj Total:

640703

Depreciation:

29472

Depreciated Total:

611230

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:	1	Rating: Good
WSFlue:		Rating:

REMODELING**EXTERIOR****INTERIOR****ADDITIONS****KITCHEN****BATHS****PLUMBING****ELectRIC****HEATING****GENERAL****COMMENTS**

CRAWL. WIP RECK 7/09.

RES BREAKDOWN**No Unit****RMS****BRS****FL****1****8****4****M****Totals****1****8****4****SUB AREA****SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	1,312	134.580	176,573	SFL	90			
BMT	Basement	1,296	40.370	52,326					
SFL	Second Floor	1,181	134.580	158,916					
GAR	Garage	392	21.270	8,338					
HST	Half Story	196	134.580	26,378					
OPF	Open Porch	28	43.780	1,226					
Net Sketched Area:				4,405	Total:	423,757			
Size Ad	2688.8000	Gross Area	4732	FinArea	2689				

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

19 Patio D Y 1 16X18 A AV 2007 3.55 T 9.6 101 900 900

More: N

Total Yard Items:

900

Total Special Features:

Total:

900